

# Meadowbrook

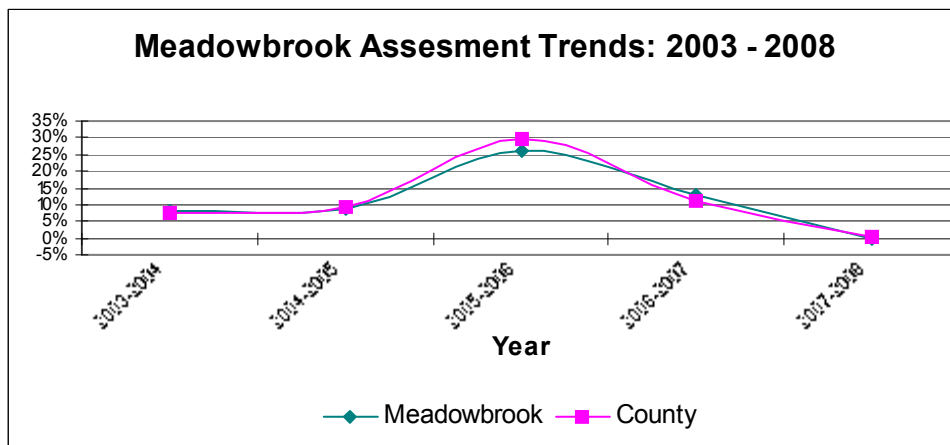


## POPULATION

The Meadowbrook community has experienced a population growth rate of 0.5 percent over the past seven years. Approximately 19,000 people reside in the Meadowbrook community and it is expected that the population will grow at a 0.2 percent growth rate, adding approximately 200 people by 2015.

## HOUSING: SINGLE FAMILY & MULTI-FAMILY

The Meadowbrook community has approximately 5,801 single-family homes. The owner occupancy rate is 86 percent. The turnover rate for 2008 was 2.4 percent. The median age for a home is 31 years while the countywide median age is 22 years and the median house size is 1,726 square feet. The average assessment of a home in the Meadowbrook community for 2008 was \$191,514 a 0.09 percent decrease since 2007. Based on valid sales, 12 new homes were built and sold in 2008. The median sale price for a new home in Meadowbrook was \$284,990, below the county median of \$370,960. There are 1,682 multi-family units and 32 duplexes in the Meadowbrook community.

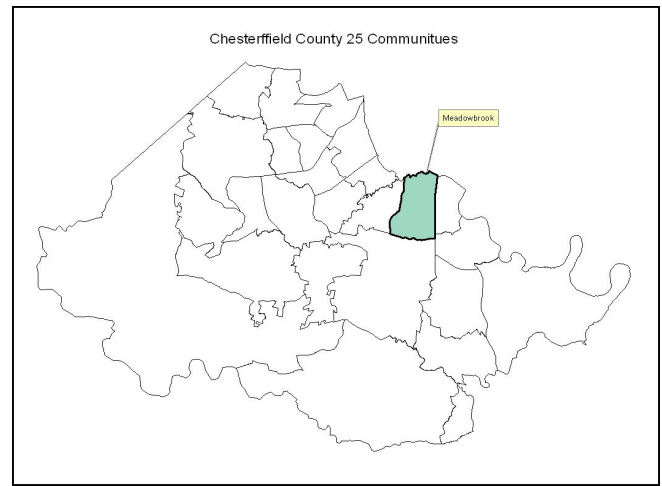
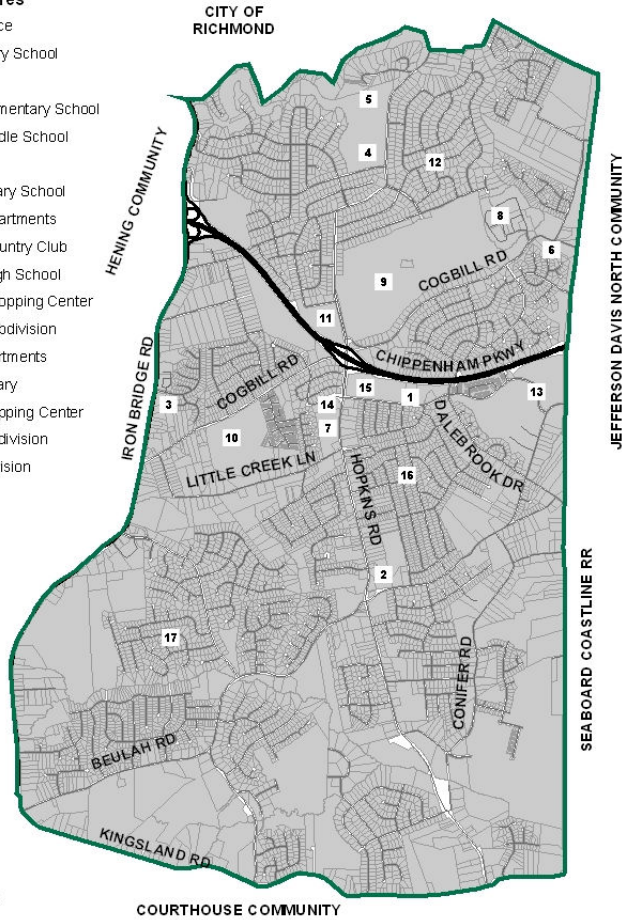
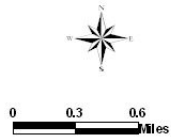


# Meadowbrook

## Meadowbrook Features

- 1 Amphill Post Office
- 2 Beulah Elementary School
- 3 Dale Fire Station
- 4 Falling Creek Elementary School
- 5 Falling Creek Middle School
- 6 Gates Mill Park
- 7 Hopkins Elementary School
- 8 Meadowbrook Apartments
- 9 Meadowbrook Country Club
- 10 Meadowbrook High School
- 11 Meadowbrook Shopping Center
- 12 Meadowbrook Subdivision
- 13 Meadowdale Apartments
- 14 Meadowdale Library
- 15 Meadowdale Shopping Center
- 16 Meadowdale Subdivision
- 17 Stonegate Subdivision

- Major Roads
- Streets
- Parcels



An established neighborhood in the Meadowbrook community

## CIVIC LIFE

### National Night Out

Out of the 128 National Night Out celebrations held in the county, six occurred in the Meadowbrook community.

### Public School Enrollment

There are 3,641 students enrolled in Chesterfield County Schools in the Meadowbrook community.

### County Parks

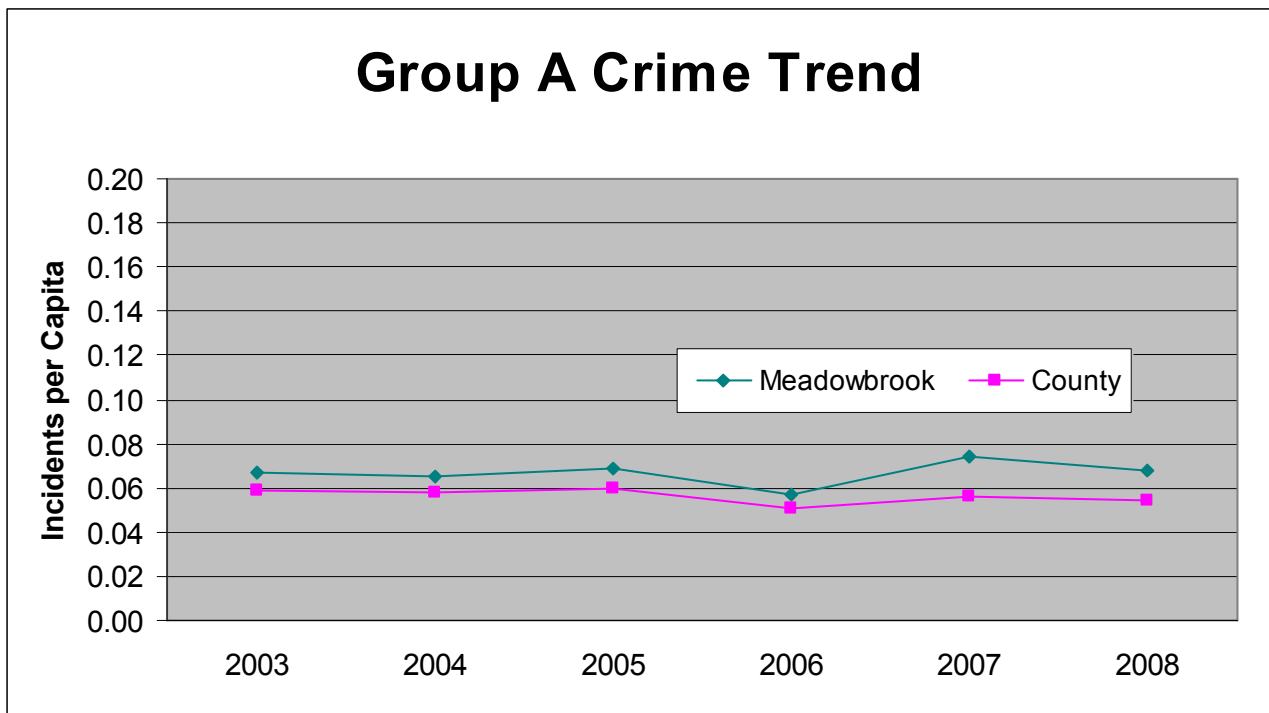
The Gates Mill Park is located in the Meadowbrook community.

## PUBLIC SAFETY

The Meadowbrook community has a higher than average emergency call rate for police and matches the average for fire and EMS services. The traffic crash rate is lower than the county. Group A crimes in the Meadowbrook community occur at a higher rate than the countywide average. The majority of these occurrences are in residential areas.

Indicator (per capita)	Meadowbrook	Countywide
Police Calls for Service	0.46	0.42
Fire Calls for Service	0.02	0.02
EMS Calls for Service	0.08	0.08
Traffic Crashes	0.01	0.02

2008 Group A Crime Incidents			
Meadowbrook Community			Countywide
Incidents per Capita	% Occurring in Residential Areas	% Occurring in Commercial Areas	Incidents per Capita
0.07	73%	27%	0.05



SeniorNavigator Center

Three SeniorNavigator Centers are located in the Meadowbrook community.

Business Licenses

Chesterfield County issued 18,275 business licenses in 2008. The 786 business licenses of the Meadowbrook community makes up four percent of the total business licenses in Chesterfield County.

2008 Meadowbrook Business Licenses	
Non Home Based	170
Home Based	616
Total Number of Business Licenses	786

Building Permits

In 2008, there were a total of 2,064 building permits issued for major renovations countywide accounting for an estimated value of \$30,707,252. The Meadowbrook community represented three percent of the number of permits and two percent of the estimated value of these renovations.

2008 Building Permits for Single-Family Renovations		
	Meadowbrook	% of County Total
Total Permits	66	3%
Estimated Value	\$766,241	2%